

047.A

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

887,600 / 887,600

USE VALUE:

887,600 / 887,600

ASSESSED:

887,600 / 887,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
72-74		HAMLET ST, ARLINGTON

OWNERSHIP

Owner 1:	SHAFFNER JASON C & KERYN M	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 72 HAMLET ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BROWN ARIEL B & -

Owner 2: MOORE ANNE R -

Street 1: 72 HAMLET ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 2086 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7288																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	887,600			887,600		315387
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT		Parcel ID		047.A-0007-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2020	102	FV	874,300	0	.
2019	102	FV	739,400	0	.
2018	102	FV	654,700	0	.
2017	102	FV	597,400	0	.
2016	102	FV	597,400	0	.
2015	102	FV	552,500	0	.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
BROWN ARIEL B &	70803-429		3/30/2018	Abutter	760,000
BROWN ARIEL B &	63738-108		6/11/2014	Convenience	1
AMINI SAMIRA	61793-27		5/14/2013		540,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/31/2018									Measured		DGM	D Mann											
3/18/2013									NEW CONDO		PC	PHIL C											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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